



CITY OF ROCKLIN
MINUTES OF
REGULAR MEETINGS
OF THE
ROCKLIN CITY COUNCIL
AND
ROCKLIN REDEVELOPMENT AGENCY

APRIL 26, 2005

TIME: 7:30 P.M.
www.ci.rocklin.ca.us

PLACE: Council Chambers
3970 Rocklin Road

1. The Regular Meeting of the Rocklin City Council and the Rocklin Redevelopment Agency convened at 7:30 p.m. Mayor/Chairman Hill presiding.

2. Mayor Hill led the Pledge of Allegiance.

3. Roll Call:

Councilmembers: Ken Yorde, Brett Storey, George Magnuson, Mayor Peter Hill

Councilmember Kathy Lund was excused.

Agency Members: Mr. Yorde, Mr. Storey, Mr. Magnuson, Chairman Hill
Agency Member Lund was excused.

City Personnel: Carlos A. Urrutia, City Manager
Russell A. Hildebrand, City Attorney
Bill Mikesell, Fire Chief
Pierre Martinez, Associate Planner
Sherri Abbas, Planning Services Manager
Larry Wing, Engineering Services Manager
Bart Petitclerc, Deputy Fire Marshall
Rob Braulic, Assistant City Manager
Debi Plant, Assistant to the City Manager
Pete Guisasola, Chief Building Inspector
Officer Tom Dwyer, RPD
Lt. Steve Newman, RPD
Cpt. Dan Ruden, RPD
Mark Seimens, Police Chief
B.C. Tim Palmer, RFD
Sandra Davies, City Clerk

Agency Personnel: Carlos Urrutia, Executive Director
Russ Hildebrand, General Counsel
Sandra Davies, Secretary

Commissioners: None.

OATH OF OFFICE:

4. Swear-In of Police Personnel

Police Chief Mark Siemens introduced our new Officer Gil Farrulla who comes to us with four years experience with the Placer County Sheriffs Department. He stated that he and his wife, Jessica, are residents of Rocklin. He then invited the City Clerk to join them.

City Clerk Sandra Davies administered the Oath of Office.

Gil's father pinned on Officer Farrulla's his badge. Mayor Hill presented Officer Farrulla with a City and Team Rocklin pin.

AGENDA REVIEW:

5. Items #6, #9, & #10 to be continued.

CONSENT CALENDAR:

6. City Council Special Meeting Minutes of March 7, 2005
9. Continued from 4/12/05 – Resolution of the City Council of the City of Rocklin Authorizing the City Manager to Execute an Aquatics Complex License Use Agreement Rocklin Wave Swim Team
10. Continued from 4/12/05 – Resolution of the City Council of the City of Rocklin Ordering the Summary Vacation of a Drainage Easement on Lot 29 of the Stanford Foothills Parcel 100 Unit 2 Subdivision Recorded on November 29, 1994 in Book S of Maps at Page 94

Council continued items #6, #9, & #10 to May 10, 2005.

7. City Council & Redevelopment Agency Meeting Minutes of April 12, 2005
8. Second Reading & Publication – Ordinance No. 896 of the City Council of the City of Rocklin Amending Chapter 3.32.050 of the Rocklin Municipal Code Relating to Service Fees
11. Resolution No. 2005-106 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Consultant Services Agreement (Geoprise GeoVec, Incorporated)

Motion to approve items #7, #8, & #11 by Councilmember Storey, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Storey, Yorde, Magnuson, Hill

Noes: None

Absent: Lund
Abstain: None

CITIZENS ADDRESSING THE COUNCIL:

12. None.

PUBLIC HEARINGS:

13. Service Fees – RMC Chapter 3.32

Resolution No. 2005-107 of the City Council of the City of Rocklin Amending the Schedule of Fees for City Services (Rocklin Municipal Code Chapter 3.32) and Repealing Resolution No. 2004-107

Mayor Hill opened the Public Hearing.

Assistant to the City Manager Debi Plant presented the staff report stating that the method and process were the same and the average increase over last year is 10%. She stated that three new fees were being introduced as:

- Police Report Reproduction
- Record of Survey Plan Check
- Flood Zone Development Permit

There being no public comments, Mayor Hill closed the Public Hearing. Motion to approve by Councilmember Magnuson, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Magnuson, Storey, Yorde, Hill
Noes: None
Absent: Lund
Abstain: None

14. Consideration of an Appeal of the Planning Commission Approval of the Palmbaum Parcel Map (DL-2004-09) (South of the intersection of Nisenan Court and Rawhide Road)

An appeal of the Planning Commission action of March 1, 2005, approving the application to approve a tentative parcel map to allow the division of a 1.8 acre parcel into two lots.

Mayor Hill opened the Public Hearing.

Planning Services Manager Sherri Abbas presented the staff report and mentioned a letter received from neighbor Morgan. She also stated that Staff was seeking direction from Council.

Councilmember Magnuson asked for clarification relating to tonight's hearing not being about the lot line adjustment. Ms. Abbas responded that that was correct.

Steve Ourada of Ourada Engineering, spoke on behalf of the applicant, and stated that he has spoken to all councilmember's outside of this meeting. Mr. Ourada stated the he did the Lot Line Adjustment but did not check the CC&R's. He also mentioned the two lots of 39,000 sq. ft. each. He addressed the following issues:

- lot grading and engineering concerns
- grading and retaining walls
- esthetics relating to some trees
- Lot A – 84% of trees saved
- Lot B – 68% of trees saved
- Design Review requirement
- lot split allowed
- map in compliance

Mr. Ourada asked that the Parcel Map be approved.

Councilmember stated that he spoke to Mr. Morgan and Mr. Ourada outside of this meeting. He stated that he wants to see the integrity of the area preserved with 35,000 sq. ft. lots. He addressed the lot split, adding a condition of approval to the tentative map, and the LLA being recorded at 35,000 sq. ft. lots before approving the final map.

Mr. Ourada suggested that the LLA and parcel map be processed at the same time.

Councilmembers Storey, Yorde, and Hill all stated that they had spoke with Mr. Ourade outside of this meeting.

Chris Morgan, 3931 Rawhide Road, stated that his major concern related to the lot line adjustment. He addressed lot conformance and neighborhood esthetics.

Bob Alley, 3929 Rawhide Road, stated that he lives across the street from the project and addressed the issues of lot size of 35,000 sq. ft. minimum, steepness of hillside, tree removal, and laws broken relating to LLA.

Areba Alley, across the street, stated that she agrees with Mr. Alley and spoke to the issues of actual realistic effect of lot split, letter of the law relating to the lot line adjustment, and keeping litigation in mind.

There being no further public comments, Mayor Hill closed the Public Hearing.

Someone else wanted to speak so Mayor Hill reopened the Public Hearing.

Bruce Palmbaum, Rancho Murrieta, stated that he made an agreement with Mangle to give back some of the lot line adjustment property and addressed the issues of house style, grading, and circumventing the law years back.

There being no further public comments, Mayor Hill again closed the Public Hearing.

Council discussed the following issues:

- need to protect 35,000 sq. ft. lot size
- conformance to CC&R's
- minimum 35,000 sq. ft. lots
- meeting intent of what people bought
- Design Review requirement
- condition project for 35,000 sq. ft. lot size
- no authority over CC&R's by City of Rocklin
- legal right to paint house any color
- integrity of neighborhood
- agreement between parties
- building on steep slopes
- minimum setback of 35 ft.

Motion to uphold the Planning Commission decision with the added condition relating to 35,000 sq. ft. minimum lots by Councilmember Magnuson, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes:	Magnuson, Storey, Yorde, Hill
Noes:	None
Absent:	Lund
Abstain:	None

15. Sunset West Lots 6 & 7, Conditional Use Permit, U-2004-12, Tentative Subdivision Map, SD-2004-04 Design Review, DR-2004-17 (West side of Lone tree Blvd. north and west of Adams Drive)

Mayor Hill opened the Public Hearing.

Planning Services Manager Sherri Abbas presented the staff report mentioning the size of the project, location, campus style commercial center, signal timing issues, and that Staff and the Planning Commission recommend approval of the project.

Engineering Services Manager Larry Wing stated that we are now conditioning all projects for signal interconnect system installation.

John Ferguson, Project Applicant, thanked staff for their cooperation and help with the community outreach meetings. He stated that the project is designed to support the campus style and that the association is to manage the landscape maintenance for the center.

Roy Cotterill, Architect, stated that the project is designed with a lot of open space.

Council made comments relating to the following:

- property to the north being all wetlands and federally protected
 - high quality project
 - motorcross issues eliminated
 - three story apartments/three story commercial projects
- A. Resolution No. 2005-108 of the City Council of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts and a Mitigation Monitoring Program (Sunset West Lots 6 & 7) (DR-2004-17, U-2004-12 and SD-2004-04)

Motion to approve by Councilmember Storey, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes:	Storey, Yorde, Magnuson, Hill
Noes:	None
Absent:	Lund
Abstain:	None

- B. Resolution No. 2005-109 of the City Council of the City of Rocklin Approving a Use Permit (Sunset West Lots 6 & 7/U-2004-12)
- C. Resolution No. 2005-110 of the City Council of the City of Rocklin Approving a Design Review (Sunset West Lots 6 & 7/DR-2004-17)
- D. Resolution No. 2005-111 of the City Council of the City of Rocklin Approving a Tentative Subdivision Map (Sunset West Lots 6 & 7/SD-2004-04)

Motion to approve all three items by Councilmember Yorde, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes:	Yorde, Storey, Magnuson, Hill
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Noes: None
Absent: Lund
Abstain: None

RESOLUTIONS:

16. Resolution No. 2005-112 of the City Council of the City of Rocklin Adopting Policies and Procedures for Land Secured Financing, Including Mello-Roos Districts, and Superseding Resolution No. 99-192

City Manager Carlos Urrutia presented the staff report relating to CFD #10 and land secured financing and technical amendments. He addressed the issues of

- allow for 30 year amortization schedule
- escalation of 2% in debt service schedule
- provisions to make certain findings for future bond issues
- value to lien ratio of 3-1/would allow lower than 3 to 1 on certain parcels

Council discussed the following issues:

- changing 3-1 and 5% - no effect on bond rating/land secured
- 2% inflation per year/follows prop 13
- debt service at 2%
- raw land ratio
- helping school district
- infrastructure financing

Motion to approve by Councilmember Magnuson, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Magnuson, Yorde, Storey, Hill
Noes: None
Absent: Lund
Abstain: None

17. Continued from 3/22/05 – Resolution No. 2005-114 of the City Council of the City of Rocklin Authorizing the Issuance of Special Tax Bonds and Directing Related Actions/Community Facilities District No. 10 (Whitney Ranch)

City Manager Carlos Urrutia presented a brief staff report.

Councilmember Magnuson clarified issues about the bond market and strong appraisal with our Bond Counsel.

Motion to approve by Councilmember Magnuson, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Magnuson, Yorde, Storey, Hill
Noes: None
Absent: Lund
Abstain: None

18. Resolution No. 2005-113 of the City Council of the City of Rocklin of Intent to Initiate an Amendment to the Zoning Ordinance Pertaining to Condominium Conversions (ZOA-2005-02)

Planning Services Manager Sherri Abbas presented the staff report addressing the issues of parking, zoning, parking standards, and building code requirements.

Jim Wiley stated that this was a new trend in Roseville and Folsom and provides for more affordable units.

Mike Murphy, 5503 Butte View Court, stated that affordable housing is important and agrees with staff.

Council discussed and made comments relating to the following:

- flexibility with parking issues
- presently 25% rentals in Rocklin
- vacancy rate at 5% and healthy
- consideration of low income housing
- consideration of senior housing
- review of parking needs
- Roseville's time period of 7 years
- parking requirements for condos and apartments
- conversion issues with developers
- limitations on parking/proposed condition
- provisions for low income people
- empty parking spaces with apartments
- garage usually with condos
- condos vs. apartment parking
- need time requirement provision

Mike Murphy, 5503 Butte View Court, mentioned his Hawaii property which are owned units but rental and lease activity still occurs.

Council discussed the issues and directed staff to consider their concerns and bring forth an ordinance in the future.

Motion to approve by Councilmember Storey, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Storey, Magnuson, Yorde, Hill
Noes: None
Absent: Lund
Abstain: None

ORDINANCES:

19. First Reading & Publication – Ordinance No. 897 of the City Council of the City of Rocklin Approving the Second Amendment to the Development Agreement By and Between the City of Rocklin and Sunset Ranchos Investors, LLC, Relative to the Development Known as the Sunset Ranchos Planning Area of the Northwest Rocklin Annexation Area (Ordinance Nos. 859 & 885/DA-2001-01) (Development Agreement Amendment DA-2001-1B)

Motion to approve by Councilmember Magnuson, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Magnuson, Yorde, Storey, Hill
Noes: None
Absent: Lund
Abstain: None

City Manager Carlos Urrutia presented the staff report giving a brief description of the two new conditions.

Motion to approve by Councilmember Storey, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Storey, Yorde, Magnuson, Hill
Noes: None
Absent: Lund
Abstain: None

BID ACTION:

20. Resolution No. 2005-115 of the City Council of the City of Rocklin Awarding the Bid for the Finnish Temperance Hall Exterior Painting
21. Resolution No. 2005-116 of the City Council of the City of Rocklin Authorizing the Execution of a Lease/Purchase Agreement and Authorizing and Directing Certain Actions Relating to the Acquisition of Two Modular Classroom Buildings (Ruhkala Elementary School Kids Junction and Preschool Programs)

22. Resolution No. 2005-117 of the City Council of the City of Rocklin Awarding the Contract for Weed Abatement Services to Scott & Sons Weed Control

Motion to approve all three items #20, #21, & #21 by Councilmember Magnuson, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes:	Magnuson, Yorde, Storey, Hill
Noes:	None
Absent:	Lund
Abstain:	None

REPORTS FROM CITY OFFICIALS:

23. None.

ANNOUNCEMENTS/BRIEF REPORTS:

24. None.

FUTURE AGENDA ITEMS:

25. None

REDEVELOPMENT AGENCY ACTION:

26. Report from Executive Director – No report.

ADJOURNMENT:

27. Redevelopment Agency Meeting adjourned at 9:05 p.m. by Chairman Hill.
28. City Council Meeting adjourned at 9:05 p.m. by Mayor Hill

City Clerk

APPROVED:

Peter Hill, Mayor